



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 06, 2015  
1504-SPP-07 & 1504-ODP-08

**Petition Number:** 1504-SPP-07 & 1504-ODP-08

**Subject Site Address:** South of and adjacent to 186<sup>th</sup> Street and East of Casey Road

**Petitioner:** Spring Orchard North, LLC, by Nelson & Frankenberger and Stoepelwerth & Associates

**Request:** **Primary Plat Amendment** and **Overall Development Plan Amendment** approval for Shelton Cove consisting of six (6) single-family residential lots.

**Current Zoning:** Springmill Trails PUD District Ordinance No. 11-19

**Current Land Use:** Agricultural / Residential

**Approximate Acreage:** .870 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Springmill Trails Context Map
4. Primary Plat
5. Overall Development Plan
6. PUD Ordinance

**Property History:**

1101-PUD-02	PUD District (Ordinance 14-50)	(01.12.15)
1406-DP-18	Development Plan	(06.16.2014)
1406-SPP-14	Primary Plat	(06.16.2014)

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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### **PROCEDURAL**

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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### **PROJECT OVERVIEW**

The .870-acre site is located in the southeast quadrant of 186<sup>th</sup> Street and Casey Road (see **Exhibit 2**), located in the previously approved Spring Orchard North subdivision. The request is to amend the approved Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) for Spring Orchard North consisting of six (6) single-family lots.

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015, meeting. This petition has been properly noticed for a public hearing for the Plan Commission's April 6, 2015, meeting.



The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011) (see **Exhibit 6**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

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**PRIMARY PLAT STANDARDS (Article 10.12(l) of UDO)**

1. Location Map

*Comment(s): Compliant.*

2. Scale

*Comment(s): Compliant.*

3. Primary Plat

a) Proposed name of subdivision.

*Comment(s): Compliant.*

b) Names and addresses of the owner, owners, land surveyor or land planner.

*Comment(s): Compliant.*

c) Title, scale, north arrow and date.

*Comment(s): Compliant.*

d) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

*Comment(s): Compliant.*

e) Easements (locations, widths and purposes). (Article 8.3)

*Comment(s): Petitioner will continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers regarding easement relocations from the originally approved Spring Orchard North plat and Development Plan.*

f) Statement concerning the location and approximate size or capacity of utilities to be installed.

*Comment(s): This information was provided by the applicable agencies during the TAC review process. The Petitioner will continue to coordinate with all applicable utility service providers.*



g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

*Comment(s): Compliant.*

h) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

*Comment(s): Compliant.*

i) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

*Comment(s): Compliant. Provided on the accompanying Overall Development Plan document.*

j) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

*Comment(s): Compliant.*

k) Building setback lines (Article 4.5)

*Comment(s): Compliant.*

l) Legend and notes.

*Comment(s): Compliant.*

m) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

*Comment(s): Compliant. Provided on the accompanying Overall Development Plan document. Petitioner will continue to coordinate with WPWD.*

n) Other features or conditions which would affect the subdivision favorable or adversely.

*Comment(s): Please provide this information, if not already presented on the submitted primary plat document.*

o) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

*Comment(s): Compliant.*

p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

*Comment(s): Please provide this statement from applicable agencies and/or copy the Department on all correspondence with these agencies.*



- q) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

*Comment(s): N/A. This information was provided by all applicable agencies during the TAC review process.*

- r) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc

- i) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

*Comment(s): No legal drain is located on the Property.*

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

1. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

*Comment(s): Please see development and design standard comments contained herein.*

2. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

*Comment(s): Please see the PUD District Ordinance standards contained herein.*

3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.  
b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.  
c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

*Comment(s): Petitioner will continue to coordinate with the WPWD to confirm compliance with the applicable standards.*

4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



Comment(s): *Petitioner will continue to coordinate with the applicable utility service providers and WPWD to ensure sufficient capacity.*

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**DEVELOPMENT PLAN** (Article 10.7(G) of the UDO):

1. Development Plan Scope

2. General Plan Requirements

a) Title, scale, north arrow and date

Comment(s): *Compliant*

b) Proposed name of the development

Comment(s): *Compliant.*

c) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment(s): *Compliant.*

d) Address and legal description of the property.

Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

e) Boundary lines of the property including all dimensions.

Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

f) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment(s): *Compliant.*

g) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment(s): *Compliant. No existing drives located on the Property.*

h) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment(s): *Compliant.*



- i) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment(s): *Compliant.*

- j) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment(s): *Compliant.*

- k) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment(s): *Compliant.*

- l) Location and dimensions of all existing structures and paved areas.

Comment(s): *Compliant.*

- m) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

- n) Location of all Floodplain areas within the boundaries of the property.

Comment(s): *No floodplains located on the Property. However, floodplain map provided.*

- o) Names of legal ditches and streams on or adjacent to the site.

Comment(s): *No legal ditches or streams located on the Property.*

- p) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment(s): *Petitioner will continue to work in coordination with applicable utility service providers.*

- q) Identify buildings proposed for demolition.

Comment(s): *Please provide more information whether buildings will be demolished as part of this development, but this information was provided by all applicable agencies at the TAC review process.*

- r) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*



- s) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment(s): N/A. All uses are the same (SF5).

- t) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

Comment(s): Compliant. "Site Data" matrix provided in the top left corner of the Overall Development Plan document.

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**PUD DISTRICT STANDARDS (Ordinance 12-45)**

1. Minimum Lot Area: 5,400 sq. ft. (60' front load lots)
2. Minimum Lot Frontage: 40 feet (60' front load lots)
3. Minimum Building Setback Lines:
  - a) Front Yard: 20 feet
  - b) Side Yard: 6 feet
  - c) Rear Yard: 15 feet
  - d) Minimum Lot Width: 60 feet
4. Maximum Building Height: 25 feet

Comment(s): Compliant. Lot frontages provided on the Primary Plat document.

5. Additional Standards:
  - a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
  - b) No yard shall abut Eagle Parkway or 186<sup>th</sup> Street. Lots shall face Eagle Parkway or 186<sup>th</sup> Street or be separated from the street by project open space a minimum of 100' in depth.
  - c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District
  - d) A minimum of three dwelling types shall be constructed within the District
  - e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s): Compliant. This petition complies with the above standards. The Economic and Community Development Department will continue to monitor the development of Residential District 2 for compliance in the future.

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO):**

1. Landscaping Standards (Article 6.8)

**Comment(s):** *Not Compliant. Landscaping calculations assume 49 lots within the amended Spring Orchard North subdivision. Primary Plat and Overall Development Plan show 50 lots. This will affect the required amount of plantings, pursuant to the Springmill Trails PUD. Please correct this and add the necessary amount of plantings.*

2. Lot Standards (Article 6.10)

**Comment(s):** *Compliant.*

3. Setback Standards (Article 6.16)

**Comment(s):** *Compliant. Will also be reviewed for compliance at the Improvement Location Permit process.*

4. Vision Clearance Standards (Article 6.19)

**Comment(s):** *Compliant.*

5. Yard Standards (Article 6.21)

**Comment(s):** *Compliant.*

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**DESIGN STANDARDS (Chapter 8 of UDO):**

1. Block Standards (Article 8.1)

**Comment(s):** *Compliant.*

2. Easement Standards (Article 8.3)

**Comment(s):** *Petitioner will continue to coordinate with WPWD and utility service providers to ensure that all easements locations and sizes are adequate.*

3. Monument and Marker Standards (Article 8.5)

**Comment(s):** *To be reviewed on the Secondary Plat.*

4. Open Space and Amenity Standards (Article 8.6)

a) A minimum of 21% Open Space is required per the PUD.

**Comment(s):** *Open Space requirement, pursuant to the PUD, is district wide, not project specific. Petitioner has provided a breakdown of the proposed open space on the Overall Development Plan Document.*

5. Pedestrian Network Standards (Article 8.7)



Comment(s): Compliant.

6. Storm Water Standards (Article 8.8)

Comment(s): Petitioner will continue to coordinate with WPWD.

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): Petitioner will coordinate with WPWD to determine the adequate size of internal R/W. WPWD cross sections have been recently revised.

8. Street Light Standards (Article 8.10)

Comment(s): Compliant. No street lighting proposed, but street sections were approved by WPWD and remain consistent with the previously approved

9. Street Sign Standards (Article 8.11)

Comment(s): Petitioner will continue to coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices.

10. Surety Standards (Article 8.12)

Comment(s): Petitioner will continue to coordinate with WPWD.

11. Utility Standards (Article 8.13)

Comment(s): Petitioner will continue to coordinate with WPWD and applicable utility service providers.

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#### **STAFF COMMENTS**

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at 317.910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).